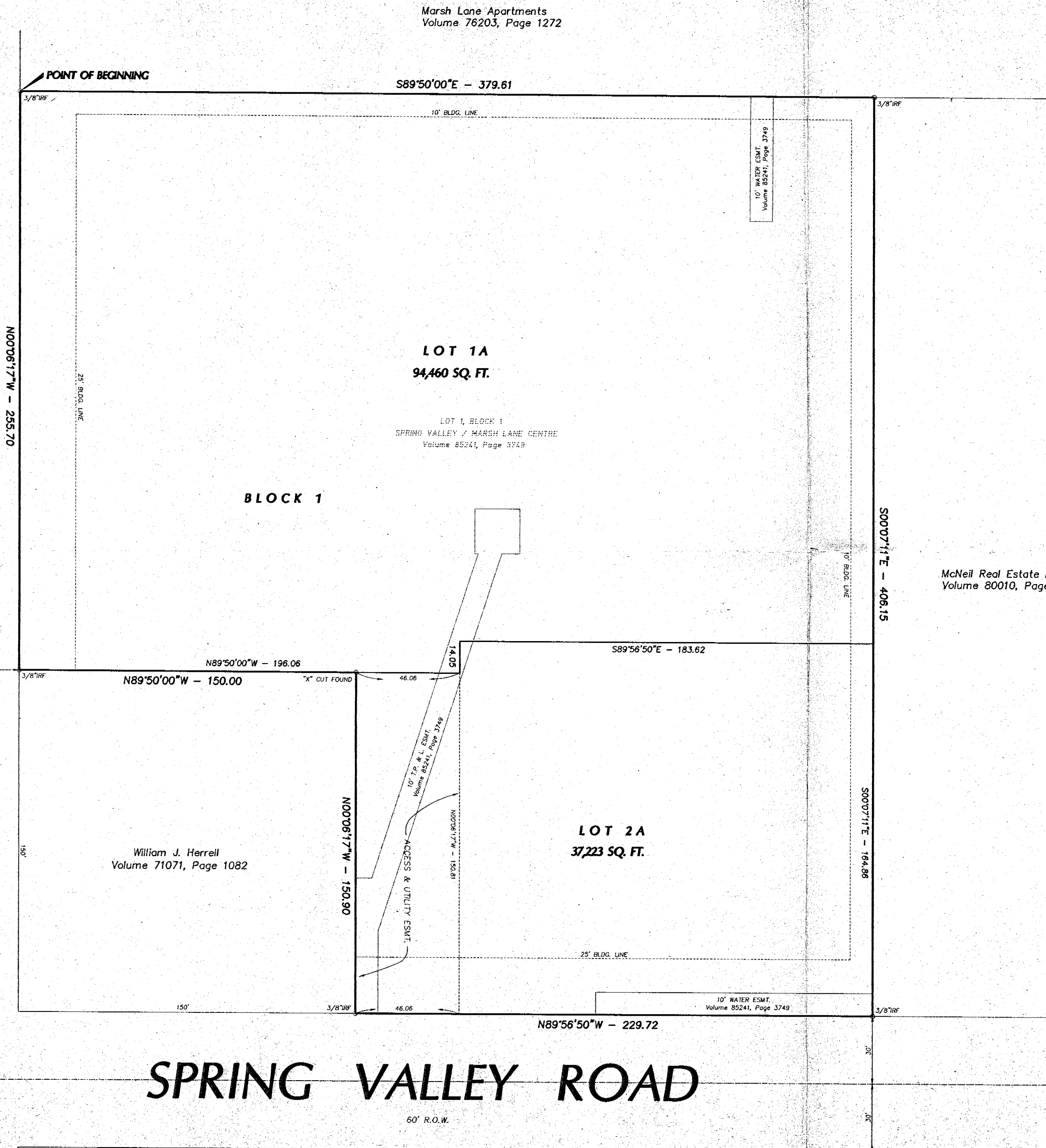


MARSH LANE
100' R.O.W.



OWNER'S CERTIFICATE

WHEREAS RYAN'S FAMILY STEAK HOUSES, INC. is the owner of a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being all of Lot 1, Block 1 of Spring Valley/Marsh Lane Centre, an addition to the Town of Addison, Texas, as recorded in Volume 85241, Page 3749, Map Records, Dallas County, Texas, and being those two tracts of land from First Interstate Bank of Texas, NA to FIMSA, INC. dated July 28, 1989, recorded in Volume 89151, Page 2381, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner situated in the east line of Marsh Lane (100' R.O.W.), said iron rod also being the northwest corner of the aforementioned Lot 1, Block 2;

THENCE S89°50'00"E, departing the east line of said Marsh Lane and along the south line of the Marsh Lane Apartments as recorded in Volume 76203, Page 1272, Map Records, Dallas County, Texas, and passing on iron rod found at 150.00 feet, in all a total distance of 379.61 feet to a 3/8" iron rod found for corner;

THENCE S00°07'11"E, along the east line of the McNeil Real Estate Fund IX tract as recorded in Volume 80010, Page 2766, Deed Records, Dallas County, Texas, a distance of 406.15 feet to a 3/8" iron rod found for corner situated in the north line of Spring Valley Road (60' R.O.W.), said corner also being the southeast corner of said Lot 1, Block 1;

THENCE N89°56'50"W, along the north line of said Spring Valley Road a distance of 229.72 feet to a 3/8" iron rod found for corner and being the most southerly southwest corner of said Lot 1, Block 1;

THENCE N00°06'17"W, departing the north line of said Spring Valley Road and along the east line of the William J. Herrell tract as recorded in Volume 71071, Page 1082, Deed Records, Dallas County, Texas, a distance of 150.90 feet to an "x" cut found for corner;

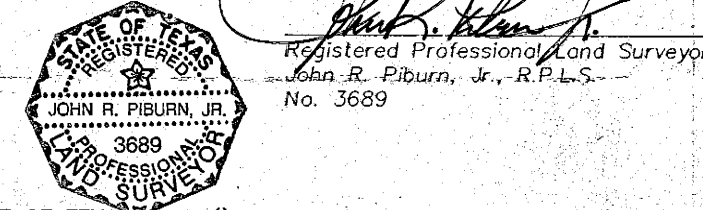
THENCE N89°50'00"W, along the north line of said William J. Herrell tract a distance of 150.00 feet to a 3/8" iron rod found for corner situated in the east line of said Marsh Lane;

THENCE N00°06'17"W, along the east line of said Marsh Lane a distance of 255.70 feet to the POINT OF BEGINNING and containing 131,683 square feet or 3.0230 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

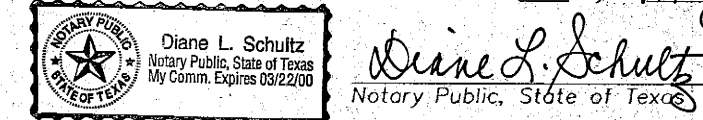
THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.



STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of May, 1998.



STATE OF South Carolina)
COUNTY OF Greenville)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Carleen Moran, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of May, 1998.

AFTER RECORDING PLEASE
RETURN TO:
CARLEEN MORAN
TOWN OF ADDISON
P.O. Box 9010
ADDISON, TX 75001

Notary Seal and Signature
Notary Public, State of South Carolina
My Commission Expires 3/22/00

RYAN'S FAMILY STEAK HOUSES, INC. (Owner) does hereby adopt this plat designating the herein above property as RYAN'S FAMILY STEAK HOUSE - ADDISON, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use (over the streets and alleys shown thereon).

The easements shown on this plat are hereby reserved for the purposes as indicated including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public use forever, including the following covenants with regards to maintenance responsibilities: The existing drainage channels or creeks, traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, of all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water, run-off, shall be permitted by construction of any type of building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that, in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage then, in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the natural drainage channels and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall, at all times, have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of any time of recording the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or originally performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, elbows, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements hereon granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

RYAN'S FAMILY STEAK HOUSES, INC.
BY: *Carleen Moran*
Carleen Moran
Real Estate Manager

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, elbows, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements hereon granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

RYAN'S FAMILY STEAK HOUSES, INC.
BY: *Carleen Moran*
Carleen Moran
Real Estate Manager

FINAL PLAT

RYAN'S FAMILY STEAK HOUSE - ADDISON

BEING A REPLAT OF

LOT 1, BLOCK 1
SPRING VALLEY / MARSH LANE CENTRE,
Volume 85241, Page 3749

SITUATED IN THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON:

Signature
4-11-98

CITY SECRETARY

VOLUME: 98142 PAGE 01698

OWNER:
RYAN'S FAMILY STEAK HOUSES, INC.
405 Lancaster Ave.
Post Office Box 100
Greer, South Carolina 29652
(864) 879-1000

SURVEYOR:
DORVILLE DAVIS DRAKE, INC.
414 N. CENTRAL EXPRESSWAY
SUITE 1100
DALLAS, TEXAS 75204
(214) 824-7064